

Angels Camp
Land Development Application Fees
(Effective October 14, 2006, adopted by Resolution No. 2006-34)

PLANNING APPLICATIONS	
Entitlement	Application Fee
Sign Permit	
New sign - Administrative review	\$75.00
Change copy on existing sign - Administrative review	\$25.00
New / change copy in H Historical Combining District	\$75.00
Conditional Use Permit for off-site sign	\$1,650.00
Variance	
Variance – No zoning violation existing	\$1,135.00
Variance - Application due to zoning violation	\$1,650.00
Site Plan Review	
Minor Modification in H Historical Combining Dist.	\$175.00
Administrative Site Plan Review	\$1,135.00
Improvements less than or equal to \$1,000,000	\$1,650.00
Improvements more than \$1,000,000 and less than \$3,000,000	\$2,520.00
Improvements more than \$3,000,000	\$3,750.00 + \$750.00 per each additional \$1,000,000 in improvements
Site Plan Review with Negative Declaration	Additional \$1,000.00 fee
Conditional Use Permit	
Change in use with no expansion	\$1,135.00
Improvements less than or equal to \$1,000,000	\$1,650.00
Improvements more than \$1,000,000 and less than \$3,000,000	\$2,520.00
Improvements more than \$3,000,000	\$3,750.00 + \$750.00 per each additional \$1,000,000 in improvements
Conditional Use with Negative Declaration	Additional \$1,000.00 fee
General Plan Amendment (map change)	
To Public, Open Space	\$750.00
To all other designations	\$3,000.00
Zoning Amendment	
To Public, Open Space, Historic, Down zoning, Combining	\$750.00
To All Other Districts	\$3,250.00
Miscellaneous Permits	
Temporary Use/Special Events - Non-profit	\$25.00 /c/
Temporary Use/Special Events - Other	\$130.00 /c/
Temporary Use Renewal – No change in use	\$25.00 /c/
Home Occupation Permits	\$25.00 /d/

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Entitlement	Application Deposits
Planned Development/Specific Plan	
Specific Plan 10 acres or less	\$7,500.00 deposit + Actual Applicant Cost/b/
Specific Plan more than 10 acres	\$15,000.00 deposit + Actual Applicant Cost/b/
Development Agreement	\$5,000.00 deposit /b/
Environmental Impact Report	\$15,000.00 deposit + Actual Applicant Cost /b/
Annexation	\$15,000.00 deposit + Actual Applicant Cost /b/
Preliminary Review, Major Projects	\$1,000.00 deposit /e/

Surveying & Engineering Applications	
Entitlement	Application Fees/Deposits
Tentative Subdivision Map Fee	
Creating 5 lots or more from one	\$3,750.00 + \$20.00/Lot
Tentative Parcel Map Fee	
Creating 4 or fewer lots from one parcel	\$1,650.00 + \$20.00/Lot
Time Extension Request Fee (requiring PC or CC review)	\$225.00
Boundary Line Adjustment Fee	\$290.00
Final Map Deposit	
Major subdivision (5+ lots)	\$7,100.00 deposit /a/
Minor subdivision (4 or fewer lots)	\$1,185.00 deposit /a/
Certificate of Compliance Fee	\$185.00
Abandonment of roads & rights-of-way Fee	\$1,000.00
Abandonment of easements Fee	\$350.00
Street Improvement Waiver Fee	\$1,135.00
Other Applications	
Appeals	
To City Council of Planning Commission Decision	\$225.00 <i>PLUS COST OF PREPARING RECORD</i>
To Planning Commission of City Staff Decision	\$125.00
Building Permit Fees	
Zoning Compliance Check	\$50.00 /f/

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Copy Costs	
Description	Cost
General Plan	\$15.00
Zoning Map	\$3.00 for 11 x 17 \$20.00 for 24 x 36
General Plan Map	\$3.00 for 11 x 17 \$20.00 for 24 x 36
Title 16 (Subdivisions)	\$5.00
Title 17 (Zoning)	\$10.00
Ordinance	\$3.00
Copies	\$0.50 per page, 8 ½ x 11 \$1.00 per page, 11 x 17
Documents on Compact Disc	\$5.00 / Disc
Negative Declarations	\$5.00

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Notes:

/a/ **Final Map:** The deposit for final map (including plan checking, improvement plan checking) shall be for actual cost. If additional funds are required to cover actual costs, additional deposits shall be paid prior to filing a final map. If actual costs are less than the deposit amount, the remaining funds will be refunded to the applicant upon completion of the project. The City shall not pay interest on deposits.

/b/ **Deposit:** Environmental Impact Reports (including Draft EIRs), Specific Plans, and annexations require significant work undertaken by private consulting firms under the direction of and subject to review by the City Planning Department. Therefore, **deposits** rather than fees shall be required. Applicants are responsible for all costs associated with work performed by consulting firms under the direction of the City Planning Department plus costs for services rendered by the City Planner, City Engineer, City Attorney and other City staff. Development Agreement deposit amounts reflect anticipated costs to be incurred by the City Planner, City Attorney and other City staff as needed. If additional funds are required to cover actual costs of an EIR, annexation, a specific plan or development agreement, additional deposits shall be paid. A positive deposit fund balance must be maintained in order to continue work. Additional deposit amounts must be paid promptly upon request to avoid a work stoppage on the project. At no time will the City continue work on a project or schedule a public hearing when adequate funds are not on deposit to cover the anticipated expenses. If actual costs incurred by the City are less than the deposit amount, the remaining funds will be refunded to the applicant upon completion of the project. The City shall not pay interest on deposits.

/c/ **Temporary Use/Special Events** include, but are not limited to: temporary uses (those lasting for more than a cumulative total of three days per year) as may be allowed pursuant to Section 17.06.080 of the City of Angels Municipal Code [e.g., fireworks stand, carnival, circus, Christmas tree lot, yard sale, an otherwise permitted use undertaken on a temporary basis], or temporary uses as enumerated in the respective zone districts. Renewal of temporary use permits, where there is a change in the use, shall be considered the same as a new temporary use permit and the required fee shall be the amount for a new permit. For renewals where there is no change in use, the renewal fee shall apply.

/d/ **Home Occupations** include those uses approved pursuant to Section 17.06.060 of the City of Angels Municipal Code, and as allowed by the respective zone districts. The Home Occupation application fee is in addition to the City of Angels Business License fee.

/e/ A deposit for **Preliminary Review of Major Projects** may be required. Actual costs of staff time and materials shall be charged to the deposit. If the deposit is expended, an additional deposit may be required. Upon submission of the project application, any unexpended deposit shall be credited to the application deposit or fee. If the applicant chooses to not proceed with a development application, the remaining portion of the deposit that is not used may be refunded to the applicant, provided such refund is requested in writing. The City shall not pay interest on deposits.

/f/ The **Zoning Compliance Fee** shall be applied to all building permits that require Planning Department review for compliance with Title 17 of the City of Angels Municipal Code, and for compliance with Planning Commission approvals. This includes but is not limited to new construction and additions to existing buildings.

Fees: The fees reflected in this chart are based on the average time and expenses estimated to process the application. In order to recover the full cost of service for any application, if the Planning Director is of the opinion the processing cost of an application will be *substantially* in excess of the above amounts, the city may notify the applicant at the time the application is found complete that the total cost will be determined by cost accounting techniques and additional charges may be forthcoming.

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Multiple Applications and Fees: Multiple applications submitted at the **same time** and for the **same property** save the City time and money. That savings is passed on to applicants. For concurrent applications for which only **fees (not deposits)** are charged, the total fee is 100% of the highest fee and 50% of all other application fees.

Multiple Applications and Deposits: If the project includes multiple applications, including an entitlement for which a deposit must be paid, the applicant shall pay 100% of all required deposits. If the project includes multiple applications that require a combination of deposits and fees, the amount of the fees shall be paid as a deposit, and 100% of all deposits and fees shall be paid.

Annual Application Fee Adjustments: Land Development Application Fees shall be adjusted annually in accordance with the California Construction Cost Index (CCCI). Adjusted fees shall become effective annually on July 1st of each year.

Refunds: Application **fees** collected pursuant to this schedule are non-refundable. However, upon withdrawal of an application by written request of the applicant, a portion of the total application fee **may** be refunded to the applicant at the discretion of the city based on the following schedule, as may be modified by the city based on actual time expended on the project as of the date the application is withdrawn:

- Application withdrawn up to or after distribution of advisory agency notification - Up to 75% total fee refunded subject to actual time already accrued in processing the application
- Application withdrawn up to time staff commences preparation of environmental documents and/or staff reports, providing extensive negotiations with advisory agencies or adjoining landowners have not already occurred, legal notices have not been posted, and subject to actual time already accrued in processing the application - Up to 50% total fee refunded
- Refunds requests submitted after staff has commenced preparation of environmental documents and/or staff reports for the project are unlikely to be granted.
- All requests for refunds must be in writing.